

Technical Review Committee Meeting

Minutes of May 21, 2007

Attendance:

Members Present
Chairman Shuford
Wayne Hamilton
Richard Grant
Bill Jones
Bob Oast
Mike Brookshire
Kevin Johnson
Ken Putnam
Ron Evans

Members Absent

Staff Present
Abby Moore
Julia Cogburn
Alan Glines
Kim Hamel
Ashleigh Shuford
Nate Pennington
Blake Esselstyn
Jessica Levengood

Chairman Shuford opened the meeting by explaining the role of the TRC and discussing the agenda and changes to the agenda. Mike Brookshire made a motion to approve the 4/2/07 TRC minutes. Wayne Hamilton made a motion to continue Onteora Oaks Subdivision to the 7/2 meeting and Falcon Ridge to the 6/18 meeting.

Agenda Item	
Level II review for the project identified as <u>Hope Cancer Center</u> , located at 100 Ridgefield Court for an 11,000 square foot addition to an existing medical facility. The owner is Gary Banks and the contact is Chris Goodwin. The property is identified in the Buncombe County tax records as PIN 9626.16-84-9962.	
Staff Comments	Jessica Levengood oriented the Committee and audience to the site location and outlined comments from the staff report:
Applicant(s) or Applicant Representative(s)	Chris Goodwin, representative was available for questions and commented on the following: <ul style="list-style-type: none"> • Instead of Lavender, will use Black Tupelo (Bill Jones – okay with this) • Why is 20' width needed under the sky bridge? For fire truck
Public Comments	
Speaker Name	Issue(s)
No public comment	
Commission Comments/Discussion	
No discussion	
Commission Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report with the added condition that the applicant continue to work with the Fire Department to determine an acceptable clearance for a fire truck to drive under the sky bridge.	

Agenda Item	
Level III site plan for the project identified as <u>Zona Lofts</u> located at 150 Coxe Avenue. The proposed mixed-use development will include retail space and 161 residential units. The owner is Zona Lofts, LLC and the contact is Bae-Won Koh. The property is identified in the Buncombe County tax records as PIN 9648.06-38-3196.	
Staff Comments	Jessica Levengood oriented the Committee and audience to the site location and outlined comments from the staff report:
Applicant(s) or Applicant Representative(s)	<p>Bae-Won Koh, representative, was available for questions and had comments regarding the following:</p> <ul style="list-style-type: none"> • Building is designed for highly efficient energy saving (50% less energy than most multi-family buildings) • Will use rain water to flush toilets • 161 units (153 under 1,000 square feet) <p>Jennifer Ballard with Design Associates had comments:</p> <ul style="list-style-type: none"> • Sidewalks changed to 10' • Trees have been updated • Lots of the comments have been addressed
Public Comments	
Speaker Name	Issue(s)
No comment	
Commission Comments/Discussion	
No discussion	
Commission Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

Agenda Item	
Consideration of Conditional Use Permit review for the project identified as <u>100 Park Avenue</u> , located at 100 Park Avenue. The request is for a 39-unit condominium development with a density bonus and modifications to setback and landscape requirements. The owner is Athens Asheville Partners, LLC and the contact is Gerald Green. The property is identified in the Buncombe County Tax records as PIN 9648.05-08-0068.	
Staff Comments	Alan Glines oriented the Committee and audience to the site location and outlined comments from the staff report:
Applicant(s) or Applicant Representative(s)	<p>Gerald Green, representative was available for questions and had comments regarding the following:</p> <ul style="list-style-type: none"> • 39 units for exceptional development (preservation of trees) • Elevations submitted • Rain gardens/barrels to catch and use water in bio-retention • Held meeting with neighbors
Public Comments	
Speaker Name	Issue(s)
Patti Torno	<ul style="list-style-type: none"> • Concerns regarding traffic on Park Avenue. Park Avenue is 20' and used for parking from Hangar Hall so it is a single lane. Concerned also with the amount and speed down Hilliard.

Commission Comments/Discussion

Mike Brookshire noted the methods of meter might change if changes occur. Applicant should meet with Fire and Water Departments to discuss.

Ken Putnam asked Mr. Green about sidewalk installation. Mr. Green stated the plan is to use break in wall instead of installing sidewalk. It steps down to a sidewalk. Mr. Putnam also responded to Ms. Torno's concerns. No TIA is required for this project. One solution may be to prohibit the parking.

Alan Glines asked Ken Putnam if the parking lines could be re-painted and Mr. Putnam responded that they could.

Commission Action

The TRC voted unanimously to approve the project with the conditions outlined in the staff report.

Agenda Item

Final review of the Conditional Zoning request for the project identified as Vistas of Westfield located on Dogwood Road. The conditional zoning request seeks the rezoning from RS4 (Residential Single-Family, Medium Density) district to RM6 CZ (Residential Multi-Family, Low Density Conditional Zoning) district for a 124-unit multifamily condominium development consisting of 2-unit, 4-unit, and 8-unit buildings. The applicant is also seeking a modification to a dimensional standard (setback). The owner is Vistas of Westfield, LLC and the contact is Chris Day. The property is identified in the Buncombe County tax records as PIN 9607.10-35-7558.

Staff Comments

Blake Esselstyn oriented the Committee and audience to the site location and outlined comments from the staff report.

Applicant(s) or Applicant Representative(s)

Chris Day, representative, was available for questions and had comments regarding the following:

- Reducing two units
- Requesting fee-in-lieu because of size of bridge
- Will meet with Building Safety if needed
- Met with Ken Putnam and Ray Tracy from Engineering

Public Comments

Speaker Name

Issue(s)

No comment

Commission Comments/Discussion

No discussion

Commission Action

The TRC voted unanimously to approve the project with the conditions outlined in the staff report.

Agenda Item

Final review of the Conditional Use Permit for the project identified as Thoms Estate, located on Beaverdam Road, Wild Cherry Road, and Elk Mountain Scenic Highway. The request is for residential development to consist of single and multi-family dwellings. The owner is GDR, Inc. and the contact is Drake Fowler. The properties are identified in the Buncombe County Tax records as PINs: 9740.08-77-6828, 6555; 9740.12-76-9578; 9977; 9740.12-77-7246; 9740.11-77-3498, 2178; 9740.07-77-2633,

0985; 9740.11-67-4223; 9740.07-68-5180, 7606, 8481, 9834; 9740-07-69-5312; 9740-07-69-7409; 9740.07-78-2500.

Staff Comments	Nathan Pennington oriented the Committee and audience to the site location and outlined comments from the staff report.
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Applicant(s) or Applicant Representative(s)	<p>Dale McCourt, representative from GDR, was available for questions and had comments regarding the following:</p> <ul style="list-style-type: none">• What would a continuance mean?• Finds it important to get back around the table with staff <p>Craig Justice, attorney, had comments:</p> <ul style="list-style-type: none">• Is the Killiam House part of the project? Chairman Shuford noted that it was. Does this have to go back to Council to change this? Chairman Shuford answered yes.• It is their intent to have the house pulled from the project; Dale McCourt agreed.
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Public Comments

Speaker Name	Issue(s)
No comment	

Commission Comments/Discussion

Wayne Hamilton noted that once the sets are combined it should be easier to review for fire issues. Kim Hamel requested the boundaries be added to the plan.

Commission Action

Wayne Hamilton made a motion to continue the project to June 18th.